



GRASSROOTS
REALTY GROUP

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1798 Baywater Street SW
Airdrie, Alberta

MLS # A2324163



\$825,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY JULY 11 (2:30-4:30pm). Enviably situated on a quiet, serene street in one of Airdrie's most desirable communities, this exceptional two-story residence offers a rare combination of picturesque waterfront living and everyday convenience. Boasting an expansive 2,543 square feet of refined above-ground living space, this thoughtfully designed home features four generous bedrooms, two and a half bathrooms, and an abundance of versatile space tailored for a growing family to thrive for years to come. The main level welcomes you with a spacious layout that maximizes both comfort and functionality, providing an ideal setting for both lively family gatherings and quiet evenings at home. Upstairs, the bright and airy design layout hosts the well-appointed bedrooms, offering a peaceful retreat from the day. Adding incredible value and future potential to the property is the expansive two-story walk-out basement, ready to be transformed to suit your lifestyle needs, whether that includes a custom entertainment hub, an multi-generational living space, or a dedicated wellness area. Don't forget about AIR CONDITIONING! This comes complete with AC. The outdoor integration of this home is truly spectacular, backing directly onto the scenic Airdrie canals where you can step out your back door to enjoy beautiful water views and immediate access to peaceful pathway systems. The property's prime location is perfectly balanced, situated directly across from a local school and park, making the morning school run effortless and providing a massive natural extension to your front yard. This remarkably rare market opportunity perfectly pairs a premium, family-focused location with the unique tranquility of canal-side living.